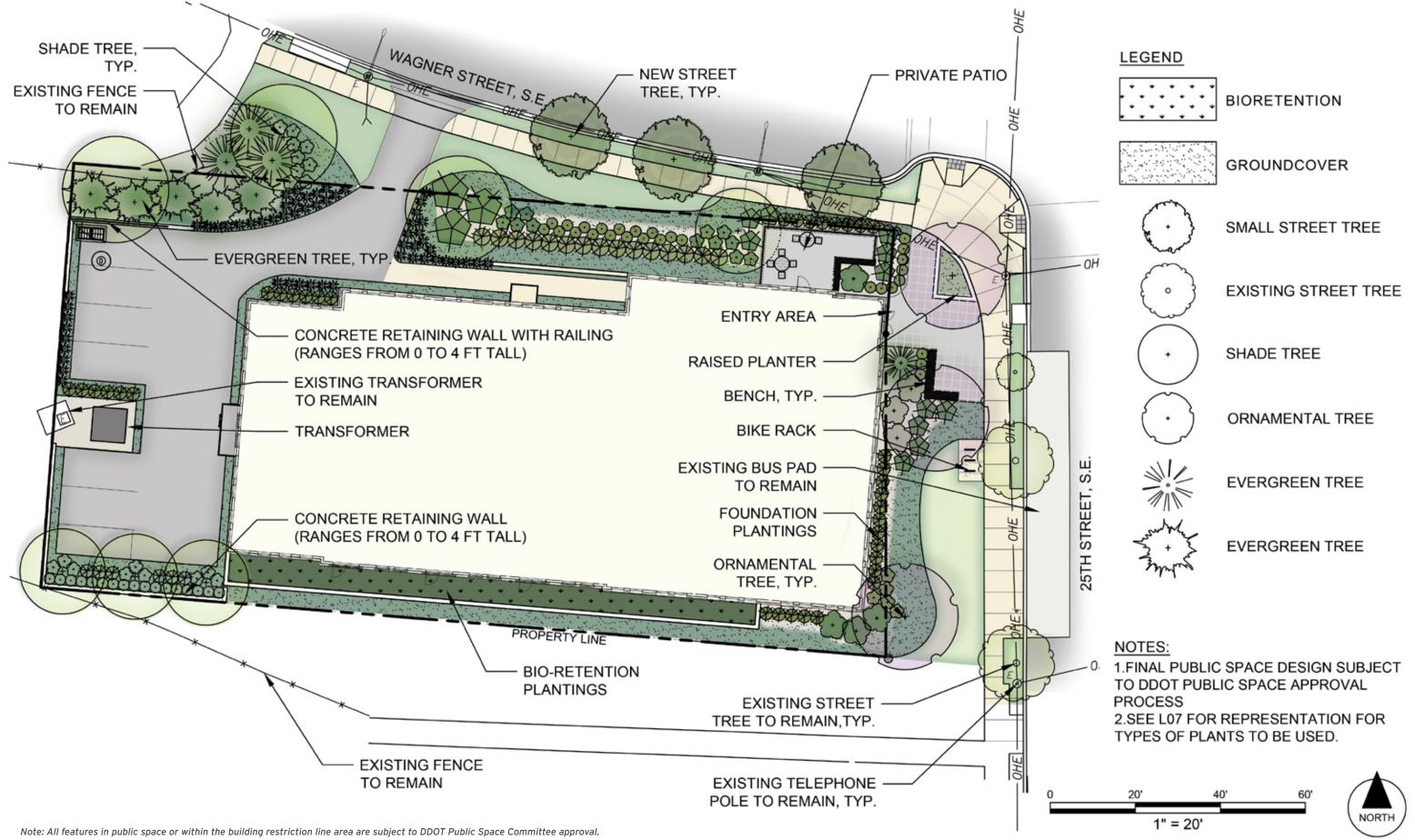
Landscape Drawings



October 15, 2020



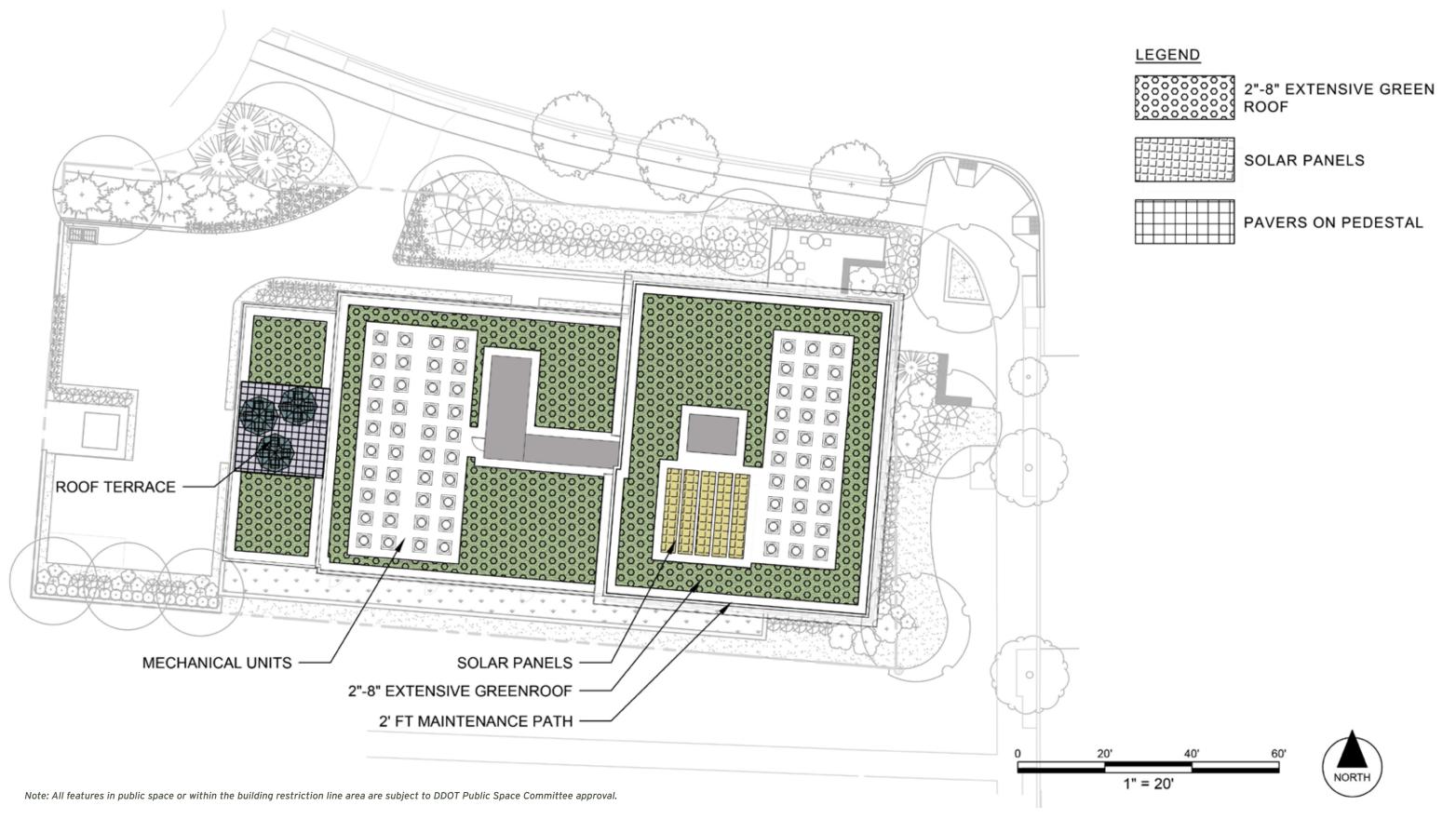




October 15, 2020



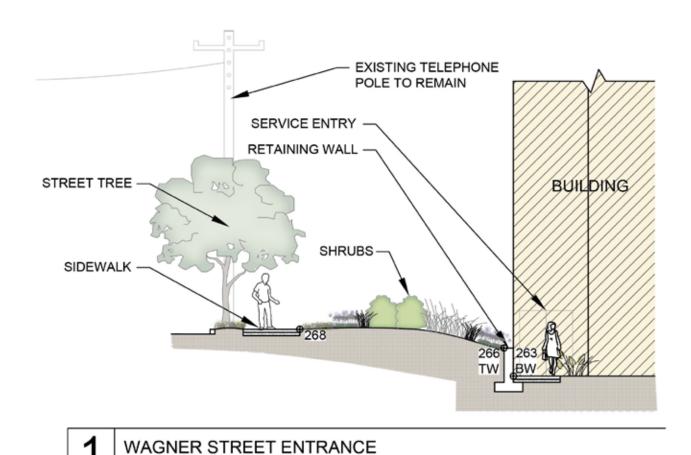




October 15, 2020



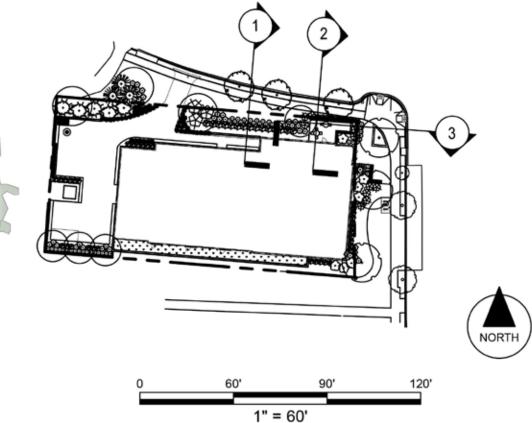




CABLE RAILING WITH WOOD TOP BUILDING PRIVATE PATIO WAGNER STREET, S.E. RETAINING WALL WITH FINISH TO MATCH ARCHITECTURE

PRIVATE PATIO

CABLE RAILING WITH WOOD TOP BUILT-IN WOOD BENCH WITH LOW BACKREST 25TH STREET, S.E. SIDEWALK PRIVATE PATIO



PRIVATE PATIO

SCALE: 1" = 10'-0"

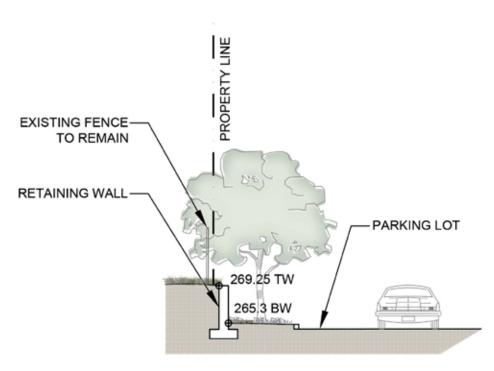
SCALE: 1" = 10'-0"

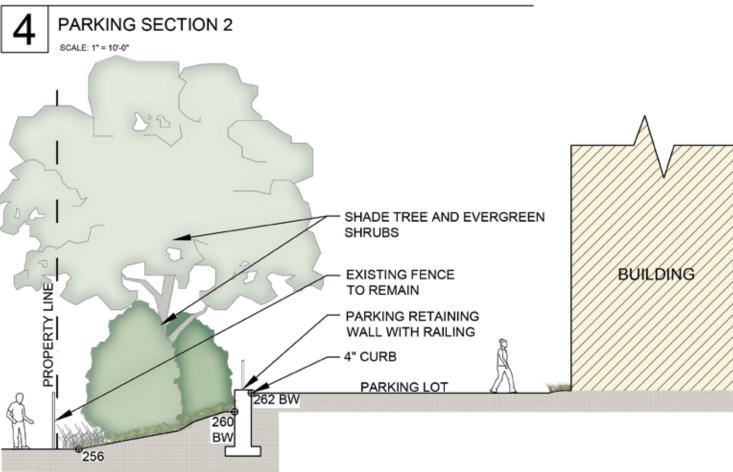
Note: All features in public space or within the building restriction line area are subject to DDOT Public Space Committee approval.

October 15, 2020







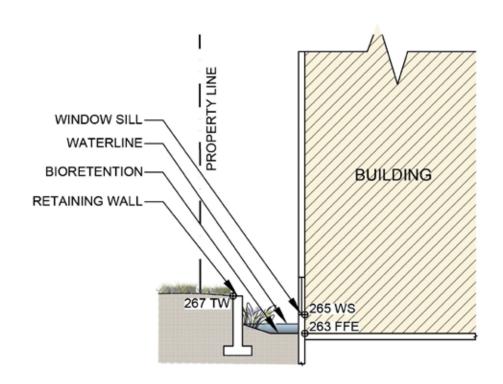




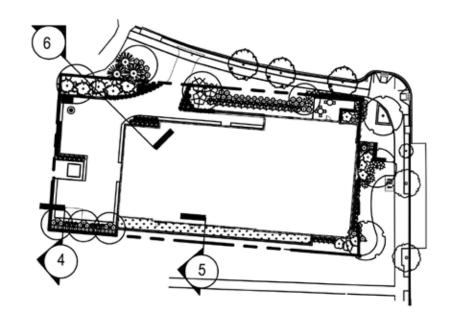
October 15, 2020 ©2020 Torti Gallas Urban | 650 F Street, Suite 690 NW | Washington, DC 20004 | 202.232.3132



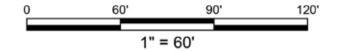


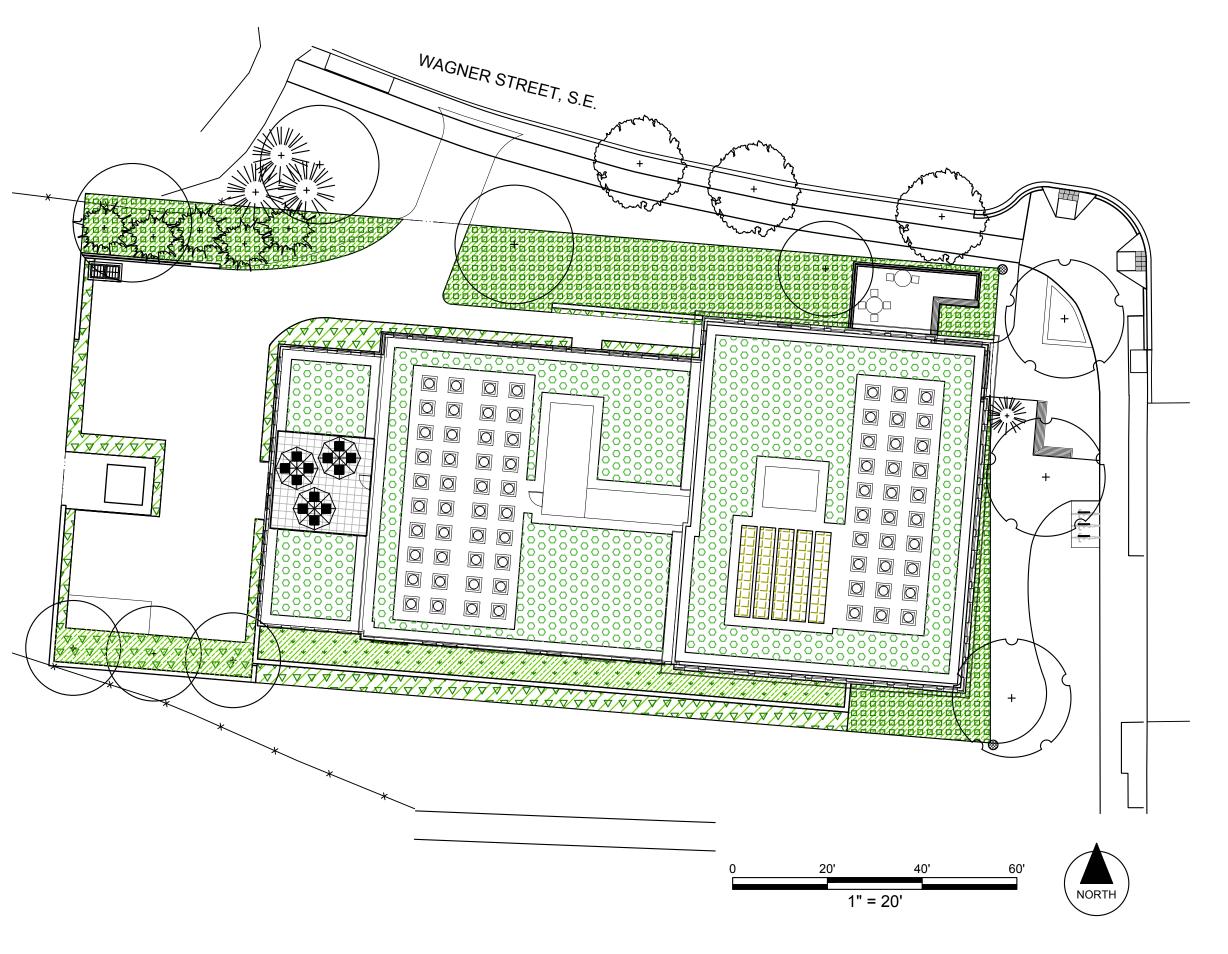


SOUTHFACING BIORETENTION









LEGEND

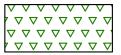




SOIL DEPTH MORE THAN 24"



BIORETENTION



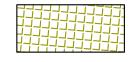
GROUNDCOVER LESS THAN 2'



PLANTS 2' OR TALLER



2"-8" EXTENSIVE GREEN ROOF



SOLAR PANELS

NOTES:

GAR SCORE: INTEND TO MEET .4

1. THE CURRENT DESIGN SHOWS POTENTIAL AREAS OF LANDSCAPING AND LID TECHNIQUES TO ACHIEVE FINAL GAR SCORE. AREAS ONLY WITHIN THE APPLICABLE LOT LINES WILL BE APPLIED TO THE GAR SCORE. THE DESIGN, LAYOUT AND SQUARE FOOTAGES OF THESE AREAS ARE TO BE FINALIZED AS OVERALL DESIGN DEVELOPS.

2. A COMBINATION OF PROPOSED GREEN ROOF, SOLAR, BIORETENTION, AND AT GRADE PLANTING ARE TO BE COUNTED TOWARDS THE FINAL GAR SCORE. FINAL LOCATIONS, QUANTITIES AND SPECIES ARE TO BE DETERMINED AS DESIGN PROGRESSES.

October 15, 2020





Landscaped areas with a soil depth < 24" Landscaped areas with a soil depth < 24" Landscaped areas with a soil depth ≥ 24" of soil or gravel Landscaped areas with a soil depth ≥ 24" of soil or gravel Landscaped areas with a soil depth ≥ 24" of soil or gravel Landscaped areas with a soil depth ≥ 24" of soil or gravel Landscaped areas with a soil depth ≥ 24" of soil or gravel Landscaped areas with a soil depth ≥ 24" of soil or gravel Landscaped areas with a soil or gravel Landscaped areas with a soil or gravel Landscaped areas with a soil depth ≥ 24" of soil or gravel Landscaped areas with a soil or gravel Lan													
Other					Gree	n Area Ratio	Scoresheet			# of trees		# of trees	
Company Comp	* [*]	Address	Squ	uare		Lot	Zone District	8	_	0	0.80		-
Mailland							RA-2		- calculated at 2000 sq ft per tree				
Landscape Elements Several Feet Feeter Fe		Other	Lot area (sf)	Minimum Score		Multiplier	GAR Score	9	Vegetated wall, plantings on a vertical surface	square feet	0.60	square feet	-
A Landscaped areas (select one of the following for each area) Landscaped areas with a soil depth 2 24" Landscap		Lot size (enter this value first) *	19,572	.4		SCORE:	0.402			·			
A Landscaped areas (select one of the following for each area) 1 Landscaped areas with a soil depth < 24" 1 Landscaped areas with a soil depth < 24" 2 Landscaped areas with a soil depth ≥ 24" 3 Bioretention facilities Plantings (credit for plants in landscaped areas from Section A) 5 Groundcovers, or other plants < 2' height 6 Groundcovers, or other plants < 2' height 7 Calculated at 250 agf tiper tree 1 Over at least 2" and leas than 8" of growth medium 1 Over at least 2" of soil or grawl 1 Permeable paving over of to 2s' of soil or grawl 2 Permeable paving over at least 24" of soil or grawl 2 Permeable paving over at l		Landscape Elements		Square Feet	Factor		Total	С	Vegetated or "green" roofs				
1 Landscaped areas with a soil depth < 24" 2 Landscaped areas with a soil depth < 24" 3 Bioretention facilities 4 Plantings (credit for plants in landscaped areas from Section A) 5 Plantings (credit for plants in landscaped areas from Section A) 6 Plantings (credit for plants in landscaped areas from Section A) 7 Preservation of existing tree of 10 12" DBH 7 New trees with 40-foot or greater canopy spread 7 1700 0.07 Preservation of existing tree of 10 12" DBH 7 Preservation of existing tree 12" to 18" DBH 8 Plantings (credit for plants in landscaped areas from Section A) 8 Plantings (credit for plants in landscaped areas from Section A) 9 Permeable Paving*** 9 Permeable Paving*** 1 Permeable Paving*** 1 Permeable Paving*** 2 Permeable Paving*** 2 Permeable Paving*** 2 Permeable Paving*** 2 Permeable Paving*** 3 Permeable Paving*** 4 Permeable Paving*** 5 Permeable P	addition of the state of the st						1010.					square feet	
1 Landscaped areas with a soil depth < 24"	Α	Landscaped areas (select one of the following for ea	ch area)					1	Over at least 2" and less than 8" of growth medium		0.60		2,562.0
2 Landscaped areas with a soil depth ≥ 24" 2 Landscaped areas with a soil depth ≥ 24" 2 Landscaped areas with a soil depth ≥ 24" 2 Landscaped areas with a soil depth ≥ 24" 2 Landscaped areas with a soil depth ≥ 24" 2 Landscaped areas with a soil depth ≥ 24" 2 Landscaped areas with a soil depth ≥ 24" 2 Plantings (credit for plants in landscaped areas from Section A) 2 Plantings (credit for plants in landscaped areas from Section A) 2 Plantings (credit for plants in landscaped areas from Section A) 3 Row treps with less than 40-foot canopy spread 2.0,402 0.20 1,500 3 0.00 737.1 3 New trees with less than 40-foot canopy spread 4 200 0.50 3 100.0 3 New trees with less than 40-foot canopy spread 4 200 0.50 3 100.0 4 New trees with 40-foot or greater canopy spread 7 170 0.60 5 1,050.0 5 Preservation of existing tree 6" to 12" DBH 6 0.70 100 100 100 100 100 100 100 100 100 1				square feet				2	Over the set Oll of seconds are diver-	square feet		square feet	
2 Landscaped areas with a soil depth ≥ 24" 3 Bioretention facilities	1	Landscaped areas with a soil depth < 24"		1,121	0.30		336.3	2	Over at least 8" of growth medium		0.80		-
B Plantings (credit for plants in landscaped areas from Section A) Groundcovers, or other plants < 2' height Augure feet Plants ≥ 2' height at maturity - calculated at 9-sf per plant Augure feet Augure feet Augure feet Sequence feet Seq	_			$\overline{}$				В	Permeable Paving***				
Bioretention facilities 695 0.40 278.0 1 Permeable paving over 6" to 24" of soil or gravel	2	Landscaped areas with a soil depth ≥ 24"			0.60		1,777.8	-	remieable raving	square feet			
B Plantings (credit for plants in landscaped areas from Section A) Groundcovers, or other plants < 2' height Groundcovers, or other plants of the ground feet Groundcovers, or other plants < 2' height Groundcovers, or other plants <	2	Pioretentian facilities		$\overline{}$	0.40		279.0	1	Permeable paying over 6" to 24" of soil or gravel		0.40		_
1 Groundcovers, or other plants < 2' height 2 Plants ≥2' height at maturity - calculated at 9-sf per plant 3 New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree 4 New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree 4 New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree 5 Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree 6 Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree 7 Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree 8 of trees 9 of trees 1 Native plant species 9 of trees 2 Landscaping in food cultivation 9 of trees 1 Native plant species 1 Native plant species 9 of trees 1 Native plant species 9 of trees 1 Native plant species 1 Native plant species 9 of trees 1 Native plant species 9 of trees 1 Native plant species 1 Nat	3	bioreterition facilities		693	0.40		278.0			square feet			
1 Groundcovers, or other plants < 2' height 2,042 2,042 2,042 2,042 3,050 3,000 737.1 1 Enhanced tree growth systems*** 2 Plants ≥ 2' height at maturity - calculated at 9-sf per plant 3 New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree 4 New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree 5 Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree 6 Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree 7 Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree 8 of trees 9 of trees 1 Native plant species 1 Native plant species 9 of trees 1 Native plant species 1	В	Plantings (credit for plants in landscaped areas from	Section A)			Native Bonus		2	Permeable paving over at least 24" of soil or gravel		0.50		-
Plants ≥2' height at maturity - calculated at 9-sf per plant - calculated at 9-sf per plant - calculated at 9-sf per plant - calculated at 50 sq ft per tree Sof trees Sof trees		S (areas to plants in the same areas	,	square feet									
Plants ≥ 2' height at maturity 273 2457 0.30 200 737.1 1 Enhanced tree growth systems*** Colculated at 9-sf per plant	1	Groundcovers, or other plants < 2' height		2,042	0.20	1,500	408.4	E	Other				
- calculated at 9-sf per plant - calculated at 50 sq ft per tree - calculated at 50 sq ft per tree - calculated at 250 sq ft per tree - calculated at			# of plants			# of plants			-1 1	square feet			
A New trees with 40-foot canopy spread calculated at 50 sq ft per tree **Nof trees** **Nof tre	2	Plants ≥2' height at maturity	273	2457	0.30	200	737.1	1	Enhanced tree growth systems***	fort	0.40		-
New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree Nef trees Nef trees Notices Noti		- calculated at 9-sf per plant						2	Panawahla anaray ganaration		0.50		156.0
New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree # of trees # o 0.70 - calculated at 250 sq ft per tree # of trees # of trees			# of trees	_		# of trees		2	Renewable energy generation		0.50		136.0
- calculated at 50 sq ft per tree # of trees # of tr	3	New trees with less than 40-foot canopy spread	4	200	0.50	3	100.0	3	Approved water features	square jeet	0.20		_
4 New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree # of trees # of		- calculated at 50 sq ft per tree							Apploted tratel leadered		0.20		
- calculated at 250 sq ft per tree # of trees # of trees - calculated at 250 sq ft per tree # of trees # of t			# of trees	_		# of trees				sub-total of sq ft = 15,810			
# of trees	4		7	1750	0.60	5	1,050.0	F	Bonuses				
Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree # of trees # of trees		- calculated at 250 sq ft per tree											
- calculated at 250 sq ft per tree # of trees # of trees O 0.70	_	Proconvation of existing tree 6" to 12" DPH	# of trees	٦.	0.70	# of trees		1	Native plant species		0.10		470.0
# of trees # of trees	3	_		0	0.70		-	2	Landanania a in fand authustian	square feet	0.40		
6 Preservation of existing tree 12" to 18" DBH		- calculated at 250 sq ft per tree	# of trace			# of trace		2	Landscaping in food cultivation	square feet	0.10		-
- calculated at 600 sq ft per tree # of trees # of trees # of trees # of trees 7,8 *** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score. Total square footage of all permeable paving and enhanced tree growth.	6	Preservation of existing tree 12" to 18" DBH	# OJ trees	۰ .	0.70	# of trees	_	3	Harvested stormwater irrigation	Square Jeet	0.10		_
# of trees 7 Preservation of existing trees 18" to 24" DBH 8 0 0.70	_	_		_				,	The rested storing dear in Educati	Green Area Ratio nu			7,876
7 Preservation of existing trees 18" to 24" DBH 0 0.70 - Total square footage of all permeable paving and enhanced tree growth.						# of trees		*** Per		one third of the Green Area Ratio score.			.,
- calculated at 1300 sq ft per tree	7	Preservation of existing trees 18" to 24" DBH		0	0.70		- [Total square footage o	f all permeable paving and enhanced tre	e growth	•	-
		- calculated at 1300 sq ft per tree		_									







THUJA STANDISHII X PLICATA 'Green Giant' GREEN GAINT ARBOVITAE



CLETHRA ALNIFOLIA SUMMERSWEET



CHIONANTHUS VIRGINICUS FRINGE TREE



ILEX GLABRA
INKBERRY HOLLY



ILEX OPACA
AMERICAN HOLLY



ITEA VIRGINIANA 'LITTLE HENRY' LITTLE HENRY SWEETSPIRE



MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA



NEPETA RACEMOSA CATNIP



QUERCUS COCCINEA SCARLET OAK



RUDBECKIA FULGIDA BLACKEYED SUSAN



SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM

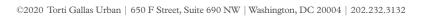






















TERRACE FURNITURE EXAMPLE SCORE CONCRETE PATTERN









STREET PLANTINGS AND CURBED PLANTING BED

BIORETENTION FORMWORK

BIORETENTION PLANT PALETTE

BOARD FORM CONCRETE **RETAINING WALL**



